

CITY OF ASHEVILLE
BUILDING SAFETY DEPARTMENT
PERMIT FEES 7/01/2006

Building Permit includes fee for all trade permits (Building, Electrical, Mechanical, Plumbing and Fire); Building Permit fee shall be collected at the time of the permit application and submission of plans. Payment may be delayed if the designer submits completed plans before the awarding of construction contract bids to the contractors; see XI for separate plan review fees that may be applicable.

I. AFFORDABLE HOUSING FEE WAIVERS {also applies to Engineering, Sewer (MSD), Water and Zoning Fees} Rebate of 50% (Regular fees are paid in full then rebated on completion and sale of project.)

- A. **New Residential for sale** (single family or condominium type); Must meet State Building Code (not manufactured HUD homes). Maximum Sale Price restrictions: 0 Bedroom \$95,000 (Efficiency Unit), 1 Bedroom \$100,000, 2 Bedrooms \$120,000, 3 Bedrooms \$135,000, 4 Bedrooms \$150,000
- B. **New Residential for rental** (assisted by a local, state or federal program requiring it to remain affordable for tenants below 80% of median income)

II. SINGLE FAMILY NEW CONSTRUCTION, ADDITIONS, RENOVATIONS, and REMODELS (EACH UNIT) Fees includes plan review and all inspection trades if required.**

- A. Up to 1000 square foot* \$ 250.00
- B. 1001 to 1500 square foot \$ 350.00
- C. 1501 sq. ft. and above: \$ 350.00 plus \$.30 per sq. ft. over 1500 sq. ft.
- D. Fees for new residential units shall be reduced by \$50 for residential plans sealed by a Registered Architect or Engineer, with a Plans Review Waiver signed by the Designer or General Contractor and Owner for new single-family residential units.
- E. Re-roof of residential unit \$50.00

III. RESIDENTIAL MISCELLANEOUS STRUCTURES: (Detached or Attached – Carport, Garage, Deck, Open Porch, Storage Bldg. etc.)

- A. Attached or Detached \$ 150.00 plus \$.30 per square ft. over 500 sq.ft.
- B. Fees includes plan review and building inspections; for other trades add \$50 per trade.

IV. MANUFACTURED HOME (HUD Approved)

- A. Single-wide and multi-section units \$ 150.00 (includes elect. & plbg.)
- B. Heat Pump or A/C... \$75 additional fee (includes mech. & elect.)

V. MODULAR BUILDING (N.C. SEAL), OR DWELLING MOVED ONTO SITE

- A. 1 story \$ 200.00
- B. Greater than 1 Story \$ 300.00
- C. Additional work (attached decks, garages, porches, finishing of bonus rooms, etc.) done by the contractor is included in the above fee, but must be shown on the plans and included in the remarks on the permit: Additional permit(s) is required if the contractor is not constructing the above items or not on plans.

VI. MULTI-FAMILY (Duplex, Apartments, and Condos.)

- A. Each Unit - \$ 350.00
- B. Permitted and fees calculated per building. Fire Department fee is 10% of building fees for apartments and condominiums.

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VII. HOME OWNER RECOVERY FUND

- A. As per G.S. 87-1 - \$10.00 per building permit

VIII. COMMERCIAL (NON-RESIDENTIAL) Includes Bed and Breakfast with over 5 guest rooms, Motels, Hotels, Mixed Use (commercial/residential), Communication Towers, Signs, etc. Fees for multifamily renovations shall be per building.

- A. Fee based on project cost per applicable trade

<u>\$ Cost</u>	<u>Fee</u>	<u>\$ Cost</u>	<u>Fee</u>
\$0 - \$5,000	\$50.00	\$200,001 - \$275,000	\$2,800.00
\$5,001 - \$10,000	\$100.00	\$275,001 - \$350,000	\$3,150.00
\$10,001 - \$15,000	\$200.00	\$350,001 - \$425,000	\$3,500.00
\$15,001 - \$25,000	\$300.00	\$425,001 - \$500,000	\$4,250.00
\$25,001 - \$50,000	\$400.00	\$500,001 - \$625,000	\$5,000.00
\$50,001 - \$75,000	\$800.00	\$625,001 - \$750,000	\$6,000.00
\$75,001 - \$100,000	\$1,200.00	\$750,001 - \$875,000	\$7,000.00
\$100,001 - \$150,000	\$1,600.00	\$875,001 - \$1,000,000	\$8,000.00
\$150,001 - \$200,000	\$2,200.00	Cost over \$1,000,000 adds .15% (.0015) of each added million dollars or portion thereof.	

- B. Fire Fee shall be \$50.00, plus 10% of all other trade fees (Building, Electrical, Mechanical, and Plumbing) when those fees exceed \$ 100.00.
- C. Sprinklers and fire alarm cost shall be included in the building costs.
- D. Plan Review Fees are calculated separately.
- E. Minimum Permit Fee \$ 50.00 Per Trade
- F. Construction Cost shall be based on total contract cost (labor, materials, supervision, overhead, profit, architectural/engineering plans and specifications) or the most current International Code council's (ICC) Building Valuation Data", whichever is greater.
- G. Renewal of expiring permit or change of contractor \$50.00

IX. RE-INSPECTIONS (Commercial and Residential)

- A. One free re-inspection per trade.
- B. \$50.00 per inspection – must be paid before next inspection

X. Approved Permit(s) and Plans on Site

- A. Failure to post permit or have plans on site \$50.00
- B. Re-stamp of additional or lost "approved plans" \$50.00

XI. Plan Review Fee

<u>\$ Cost</u>	<u>Fee</u>	<u>\$ Cost</u>	<u>Fee</u>
\$0 - \$5,000	\$50.00	\$15,001 - \$25,000	\$125.00
\$5,001 - \$10,000	\$75.00	\$25,001 - \$50,000	\$150.00
\$10,001 - \$15,000	\$100.00	\$50,001 - \$100,000	\$200.00
\$100,001 - \$1,000,000	0.2% (.002) of the total construction costs		
\$1,000,001 - \$5,000,000	\$2,000 plus 0.1% (.001) of all costs above \$1,000,000		
> \$5,000,000	\$6,000 plus 0.05% (.0005) of all costs above \$5,000,000		

Plan review fees will be 50% of fee when project is affordable housing, building is seeking LEED certification, project approved for economic development grant by City Council, an existing building redevelopment for manufacturing; or redevelopment of a Brownfield site.

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XII. Expedite Service Fee

- A. \$75.00 per hour per staff member with a minimum of \$150.00 (2-hours) for weekends or time not contiguous with normal work hours
- B. Phased design/build projects (foundation, shell, etc.) with plans that are complete the fees shall be for the phase being submitted plus 10% of the fee for the estimated total project cost

XIII. Working without a Permit (per trade and includes proceeding beyond plans approved)

- A. First Offense \$100 (Homeowner is \$50.00 if paid within 5 working days)
- B. Second Offense \$200
- C. Third or more Offenses \$300 (letter will be sent to the appropriate licensing board)

XIV. Other Permits, Inspections, Fees

- A. Temporary Saw Service (pole) when requested prior to building permit \$50.00
- B. Tents in same location:
 - 1 – 10 tents \$50.00 per trade
 - 11 or more tents \$100 per trade
- C. School Inspections (same visit) \$100 for first building plus \$50.00 for each additional
- D. Demolition Permits (does not include electrical permit): Residential \$50.00
Commercial interior \$75.00 Commercial building \$150.00
- E. Housing Authority permits by contractor(s) are per appropriate fee schedule.
- F. ABC Inspection (all trades including Fire Department) \$250.00
- G. Amendment to Plans or Permit or Renewal of expiring Permit:
 - 1. No change to construction cost \$75.00 per hour per trade
 - 2. Change to construction cost see permit and plan review fees
 - 3. Residential (one and two-family) \$75.00
- H. Walls greater than 4-feet tall when attached or impacting a building:
Residential \$50.00 Commercial based on construction costs
- I. Handicap Parking Sign Violation (30-days from written notice) \$250.00
- J. Monthly Activity Report \$18.00 per year when mailed
- K. Annual Maintenance permit(s) for licensed contractors employed for maintenance and repair of large facilities: \$100 plus 1/2 of the estimated commercial permit fee per trade. Expires December 31st of each year.
- L. Electrical Homeowners Exam \$50.00
- M. Electrical Journeyman (per person) Exam \$50.00; Special Scheduled Exam \$100.00; Renewals (3 years) \$20.00
- N. Temporary Certificate of Occupancy/Temporary Utilities \$200.00; renewal prior to expiration \$100.00; Temporary Water for Construction \$20.00
- O. Minimum Permit/Inspection Fee: (Includes 1 to 2 Family electrical, mechanical, plumbing, storage tank installations, underground storage tank removal) \$50.00
- P. When the Fire Department inspectors are involved in the enforcement of the State Building code as authorized by the Fire Prevention Code, fees and charges for those enforcement activities shall be those prescribed for the enforcement of the same provisions by the Building Safety Department.

XV. Refunds and Delinquent Accounts

- A. Minimum charge for permit processing \$50.00
- B. Permits processed with no inspections or plan review 90% of permit fee
- C. Plans reviewed with no inspections 75% of permit fee
- D. Bank card refused or checks returned for non-sufficient funds all services stop until account is current. Subsequent delinquency results in cash for services.

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- E. No refund 6 months or more after permit issued or plans reviewed

XVI. Minimum Housing Code

- A. Initial Housing and Life Safety Inspection fee determined by third party Inspection Company
- B. Non-voluntary Inspections:
 - 1. Single Family Residence \$400.00
 - 2. Multi-family 1st unit \$300 each additional unit \$150 each
- C. Housing Certificate or Life Safety Letter for owner occupied dwellings \$20.00 (waived for dwellings passing initial inspections)
- D. Housing Certificate for non-compliant units \$100.00 per unit inspected
- E. Temporary Housing Certificates \$100.00; renewal prior to expiration \$50.00
- F. Third Party Inspector annual fee \$60.00